



# 5728 MISSOURI 25

CAPE GIRARDEAU, MO 63701

FOR SALE

Presented By:

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## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Great redevelopment opportunity in Gordonville just outside Cape Girardeau, MO. This property consists of a 1,510 square foot former auto shop and 3,412 square feet of storage on 1.3 acres. The corner frontage is fit for retail, fuel/c-store, or strip center development, and the lack of zoning provides flexibility for a wide range of business needs, including multi-family development. This property's strategic location at the busy intersection of MO-25 and Highway Z offers direct access to Gordonville services as well as high traffic and a thriving commercial corridor between Jackson and Cape Girardeau. With a commanding visible corner, this property is poised to accommodate mixed or multiple uses. Don't miss out on the chance to secure this unique property!

### PROPERTY HIGHLIGHTS

- Two buildings on 1.3 acres
- 1,510 SF former auto shop space
- 3,412 SF storage space
- No zoning
- Mixed use redevelopment potential!

### OFFERING SUMMARY

|                |            |
|----------------|------------|
| Sale Price:    | \$599,900  |
| Lot Size:      | 1.34 Acres |
| Building Size: | 4,922 SF   |

| DEMOGRAPHICS      | 0.3 MILES | 0.5 MILES | 1 MILE    |
|-------------------|-----------|-----------|-----------|
| Total Households  | 26        | 127       | 471       |
| Total Population  | 70        | 340       | 1,267     |
| Average HH Income | \$101,196 | \$101,794 | \$100,914 |

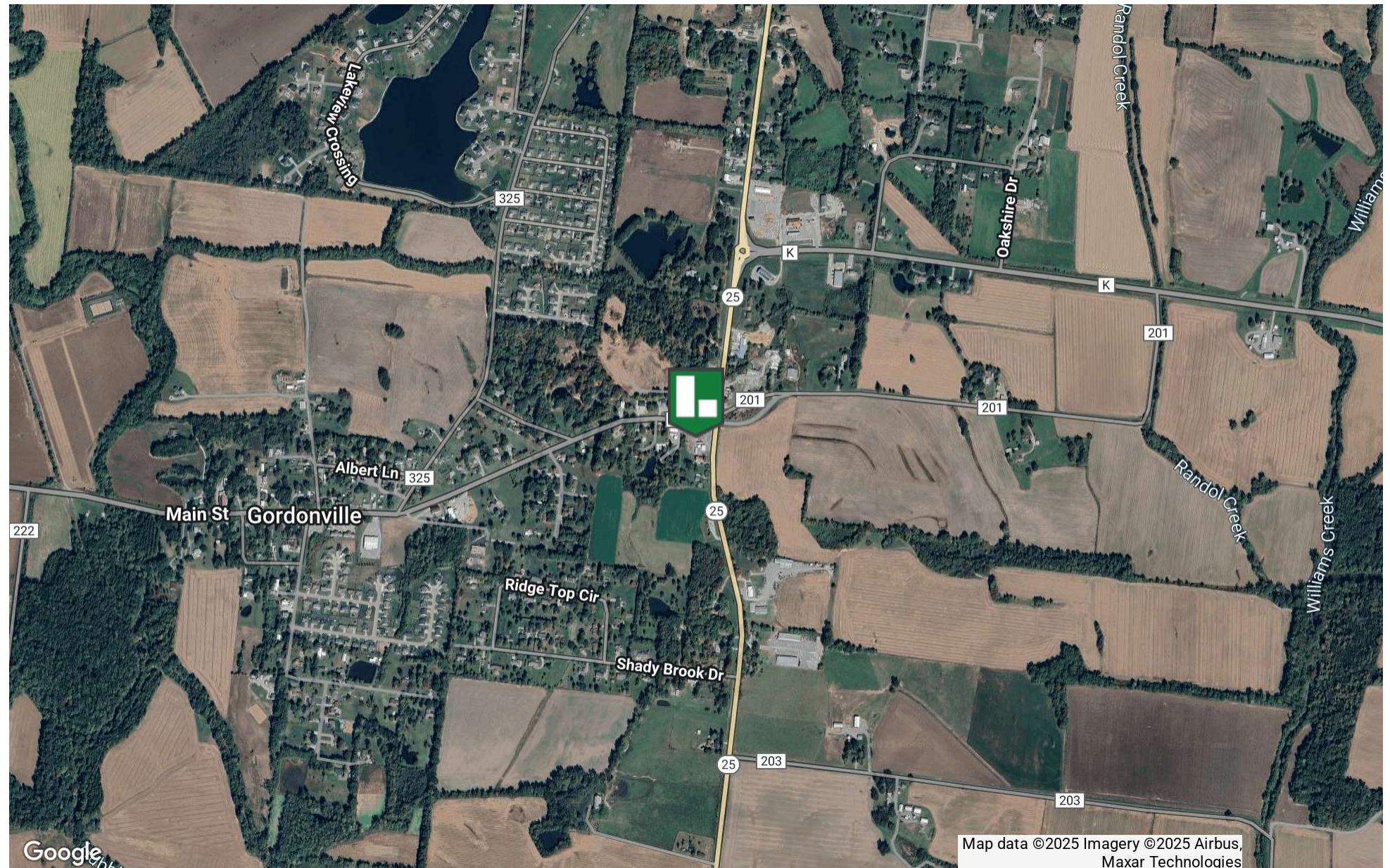
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## AREA BUSINESS MAP



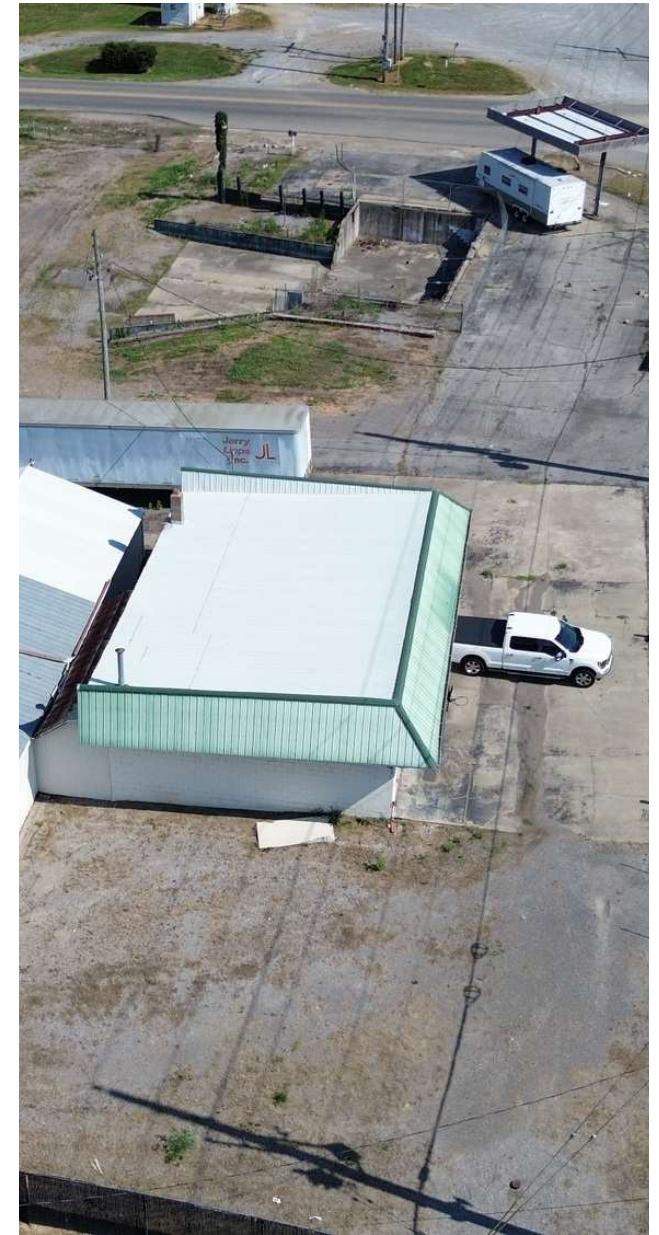
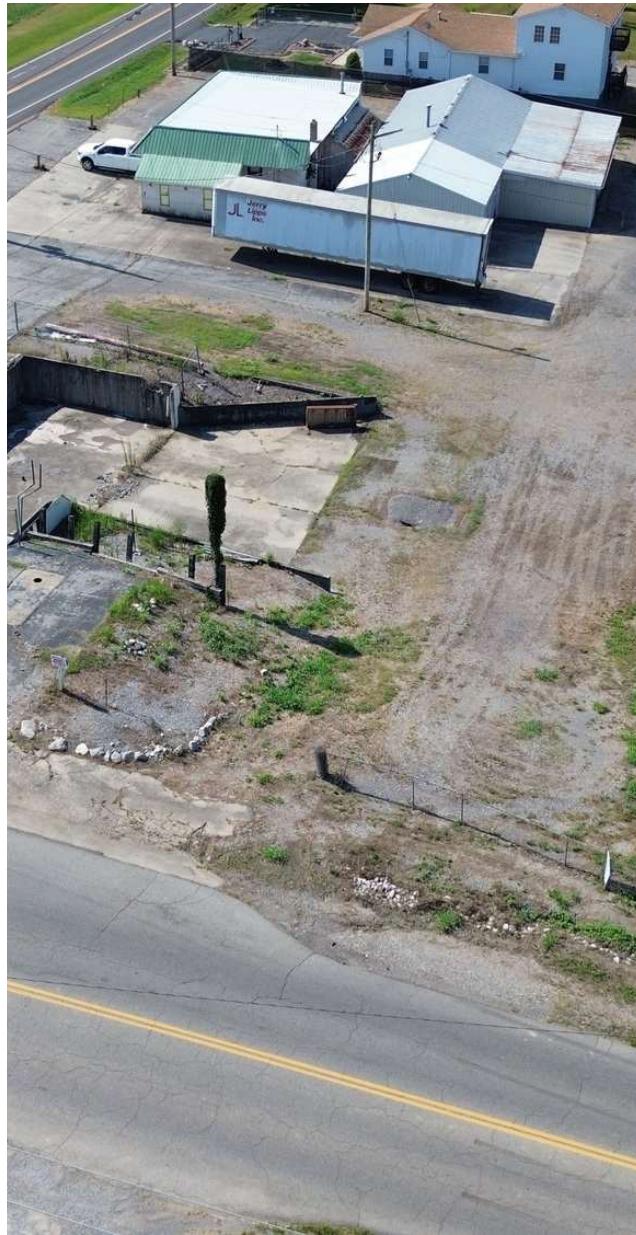
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## LOCATION MAP



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## ADDITIONAL PHOTOS



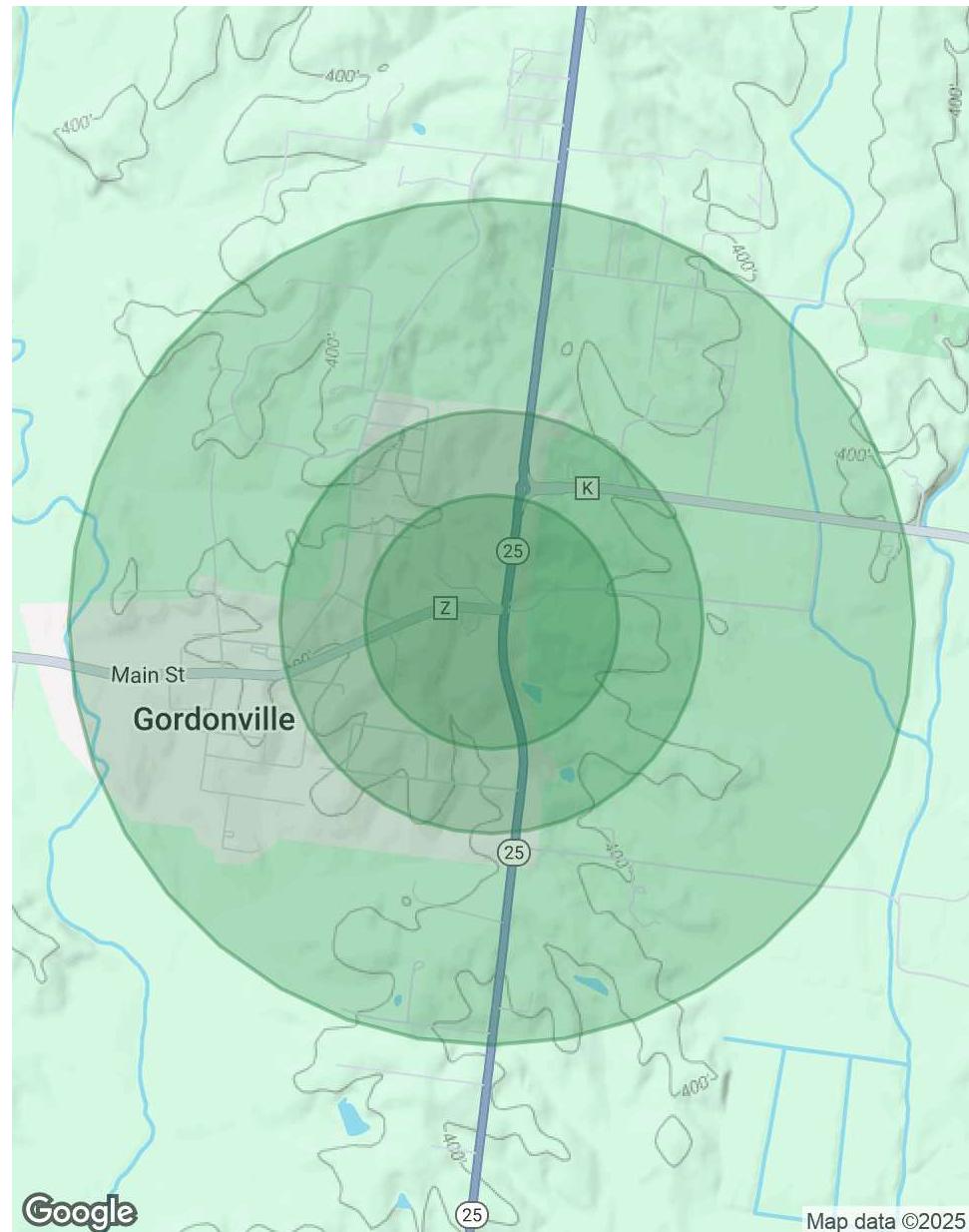
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## DEMOGRAPHICS MAP &amp; REPORT

| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 70        | 340       | 1,267  |
| Average Age          | 37        | 38        | 38     |
| Average Age (Male)   | 36        | 37        | 37     |
| Average Age (Female) | 39        | 39        | 39     |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 26        | 127       | 471       |
| # of Persons per HH | 2.7       | 2.7       | 2.7       |
| Average HH Income   | \$101,196 | \$101,794 | \$100,914 |
| Average House Value | \$277,739 | \$284,652 | \$277,057 |

Demographics data derived from AlphaMap



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